

135.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

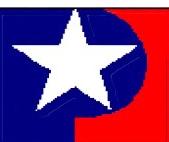
877,900 / 877,900

USE VALUE:

877,900 / 877,900

ASSESSED:

877,900 / 877,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 2 | | MORTON RD, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|--------------------------|---------|
| Owner 1: | THEISS VIKTOR & NICOLE J | |
| Owner 2: | | |
| Owner 3: | | |

Street 1: 2 MORTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HURLEY PATRICK J -

Owner 2: -

Street 1: 2 MORTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,206 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth /

Code Fact PriceUnits Unit Type Land Type LT

Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 8206 Sq. Ft. Site 0 80. 0.81 9

532,944 532,900

532,900

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | User Acct | |
|------------------------------|--|--|--|--|--|--|--|--|--|-------------------|--|-------------------|--|
| Use Code | | | | | | | | | | Land Size | | Building Value | |
| 101 | | | | | | | | | | Yard Items | | Land Value | |
| 8206.000 | | | | | | | | | | Total Value | | | |
| 345,000 | | | | | | | | | | 877,900 | | | |
| 532,900 | | | | | | | | | | | | | |
| 877,900 | | | | | | | | | | | | | |
| Total Card | | | | | | | | | | Entered Lot Size | | | |
| 0.188 | | | | | | | | | | | | | |
| Total Parcel | | | | | | | | | | Total Land: | | | |
| 0.188 | | | | | | | | | | | | | |
| 345,000 | | | | | | | | | | Land Unit Type: | | | |
| 532,900 | | | | | | | | | | | | | |
| 877,900 | | | | | | | | | | | | | |
| Source: Market Adj Cost | | | | | | | | | | Parcel ID | | 135.0-0002-0001.0 | |

| | |
|-----------|----------|
| User Acct | 86873 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/30/17 |
| 09/30/17 | |

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 86873 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 00:48:23 |
| PRINT | |
| LAST REV | |
| 06/10/19 | 14:41:13 |
| danam | |
| 10509 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HURLEY PATRICK

61640-484

4/22/2013

590,000

No

No

Marilyn Hurley d.o.d. 3/28/2001.

11309-291

4/11/1967

1

No

No

N

ACTIVITY INFORMATION

Date

Result

By

Name

9/30/2017

MEAS&NOTICE

HS

Hanne S

3/17/2009

Inspected

189

PATRIOT

1/28/2009

Measured

372

PATRIOT

12/1/1999

Mailer Sent

11/2/1999

Measured

256

PATRIOT

1/1/1982

CM

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.18838

Total SF/SM: 8206

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 532,944

Spl Credit

Total: 532,900

Database: AssessPro - FY2021

apro

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

2021

| | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|----------------|---|-----|------------------------------------|-----------------|--------|----------|--------------------------------------|------------|-------|-----|---|--------------|-----------|------------|---|--------------|--|------|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | |
| Type: 6 | - Colonial | | | Full Bath: 1 | Rating: Average | | | BSMT SINK. | | | | | | | | | | | | | | |
| Sty Ht: 2 | - 2 Story | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | |
| Foundation: 1 | - Concrete | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 | - Wood Shingle | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: 1 | Rating: Average | | | | | | | | | | | | | | | | | |
| Roof Struct: 3 | - Gambrel | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Good | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | | | | | | | |
| View / Desir: | | | | Fppl: 2 | Rating: Good | | | Other | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | |
| | | | | Lvl 2 | | | | Lvl 1 | | | | | | | | | | | | | | |
| | | | | Lvl 1 | | | | Lower | | | | | | | | | | | | | | |
| | | | | Totals | RMs: 9 | BRs: 3 | Baths: 1 | HB: 1 | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | |
| | | | | | | | | Exterior: | | | | No Unit RMS BRS FL | | | | | | | | | | |
| | | | | | | | | Interior: | | | | 1 9 3 | | | | | | | | | | |
| | | | | | | | | Additions: | | | | | | | | | | | | | | |
| | | | | | | | | Kitchen: | | | | | | | | | | | | | | |
| | | | | | | | | Baths: | | | | | | | | | | | | | | |
| | | | | | | | | Plumbing: | | | | | | | | | | | | | | |
| | | | | | | | | Electric: | | | | | | | | | | | | | | |
| | | | | | | | | Heating: | | | | | | | | | | | | | | |
| | | | | | | | | General: | | | | | | | | | | | | | | |
| | | | | | | | | Totals | | | | | | | | | | | | | | |
| | | | | | | | | 1 9 3 | | | | | | | | | | | | | | |
| DEPRECIATION | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | |
| | | | | | | | | Rate Parcel ID Typ Date Sale Price | | | | Code Description Area - SQ Rate - AV Undepr Value | | | | Sub Area % Usbl Descrip % Type Qu # Ten | | | | | | |
| | | | | | | | | | | | | FFL | First Floor | 1,096 | 148.890 | 163,180 | BMT | 100 RRM | 50 C | | | |
| | | | | | | | | | | | | SFL | Second Floor | 932 | 148.890 | 138,703 | SFL | 85 | | | | |
| | | | | | | | | | | | | BMT | Basement | 816 | 59.180 | 48,293 | | | | | | |
| | | | | | | | | | | | | WDK | Deck | 196 | 11.320 | 2,219 | | | | | | |
| | | | | | | | | | | | | EFP | Enclos Porch | 108 | 53.480 | 5,775 | | | | | | |
| | | | | | | | | | | | | Net Sketched Area: 3,148 Total: 358,170 | | | | | | | | | | |
| | | | | | | | | | | | | Size Ad | 2027.6000 | Gross Are | 3312 | FinArea | 2436 | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | IMAGE | AssessPro Patriot Properties, Inc | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 135.0-0002-0001.0 | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | |
| 2 | Frame Shed | D | Y | 18X8 | | A | AV | 1990 | | 0.00 | T | 23.2 | 101 | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | |